

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
JANUARY 16, 1963

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, January 16, 1963. Councilmen Brown, Culbertson, Dow, Ullmann and Katzakian (Mayor) present. None absent.

Also present: City Manager Graves, Planning Director Rodgers and City Attorney Mullen.

MINUTES Minutes of January 2, 1963 were approved as written and mailed on motion of Councilman Culbertson, Dow second.

PLANNING COMMISSION

REZONING OF S SIDE OF CHESTNUT BTW SCHOOL AND CHURCH STS TO R-4 The Planning Commission recommended a change of zoning from the R-3 limited multiple family residential zone to the R-4 multiple family institutional zone for properties located along the south side of Chestnut Street between School Street and Church Street, more particularly described as Lots 1 and 2, Block 5, Hutchins Addition to Lodi, and Lot 7, Black Tract. On motion of Councilman Brown, Dow second, the City Council set the proposed rezoning for public hearing on February 6, 1963.

The following actions of the Planning Commission were reported:

1. Approved a use permit for the Loewen Auto Company to operate a body and fender shop at 20 West Locust Street in the C-2 general commercial zone.
2. Recommended approval to the County of the request of Northridge Mills, Incorporated, for a change of zoning from the PA-I agricultural zone to the M-2 manufacturing zone for property located along the west side of Stockton Street and immediately south of Turner Road (the easterly portion of the Shewan-Jones Winery property).

SCREENING OF GENERAL MILLS FROM RESIDENTIAL AREA The Planning Commission recommended that a policy be adopted requiring a twenty-foot screening easement for the erection of a chain-link fence and the planting of evergreens for future development of land adjacent to the west line of the General Mills property and north of a proposed subdivision being developed by John F. Capell. Mr. Capell and General Mills have reached agreement for the exchange of property (which will square off the industrial area) and for the screening of the proposed residential area from the industrial area by the subdivider who will provide a twenty-foot easement in which he will erect a chain link fence adjacent to the industrial area and plant evergreens. The problem of enforcement was discussed in the event an individual property owner would remove any trees at the rear of his property, it being a question of whether it should be the responsibility of the City or of the property owners. If the planted strip were a tract restriction, the City would not be concerned. Mr. John Capell said that he and General Mills

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wanted to be assured that the planting strip would be continued as a divider strip northerly along the west line of the General Mills property and desired the Council to establish a policy to that effect. The City Attorney stated that they were asking for an amendment to the subdivision ordinance requiring a subdivider to provide screening between incompatible uses. The City Manager said this would have to be a general requirement. Mr. Mike Tracy of General Mills gave a brief report on the negotiations between Mr. Capell and General Mills. He said it was just a matter of time before the balance of the area was developed and that a buffer strip was needed between the industrial and residential areas which would protect the industry and beautify the area. He said it would be a good thing if it were required by ordinance. The City Manager said the present question was whether the screening area be a dedicated easement to the City or be handled as a tract restriction. Some members of the Council felt it should not be the City's responsibility. Councilman Dow moved that the Council go on record as approving the proposed screening area around General Mills in principle and refer the method of continuing the screening to the north to the City Manager, City Attorney and Planning Director for study. The motion was seconded by Councilman Culbertson and carried.

BEAUTIFICATION
COMMITTEE

Councilman Culbertson said it was time to do some work towards forming a City Beautification Committee. Mayor Katzakian said he also has had this in mind for some time and requested members of the Council to consider this matter within the next two weeks and to submit names of people who might serve on such a committee.

COMMUNICATIONS

ABC LICENSES

Notices were received of the following applications for alcoholic beverage licenses:

1. On-Sale Beer & Wine, Eddie L. and Leone B. Wiebe, Hollywood Cafe, 315 S. Cherokee Lane.
2. On-Sale General, Leon R. and Ruth E. Matz, Del Monte Club, 121-23 N. Cherokee Lane.

STATE
REGIONAL
PLANNING
DISTRICTS

A letter from the State Department of Finance stated that the Government Code provides that the State Planning Office shall divide the State into regional planning districts in accordance with recommendations of the State Advisory Committee. The Committee wishes to discuss the proposed regional designations with local governmental officials prior to making recommendations and is therefore requesting that a representative of the City attend a meeting which has been scheduled for this purpose. The Mayor said he would attend if possible.

CVD, LCC

Notice of the Central Valley Division, League of California Cities, quarterly meeting in Merced on January 24, 1963, was read.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$124,767.72 were approved on motion of Councilman Brown, Dow second.

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AWARD - TRUCKS The following bids were received for one dump truck and one flatbed truck:

RES. NO. 2593
ADOPTED

	<u>Dump</u>	<u>Flatbed</u>	<u>Total</u>
Loewen Auto Co.	\$3,400.34	\$3,046.70	\$6,447.04
Krieger Motor Co.	\$3,555.08	\$3,248.16	\$6,803.24
Alt.	\$3,447.91	\$3,248.16	\$6,696.07

The City Manager recommended that award be made to the low bidder. Councilman Culbertson moved the adoption of Resolution No. 2593 awarding the contract for one dump truck and one flatbed truck to Loewen Auto Company, the low bidder, for the total amount of \$6,447.04. The motion was seconded by Councilman Brown and carried.

AWARD -
CHERRY STREET
LIGHTING DIST. The bids on the Cherry Street Lighting District were as follows:

RES. NO. 2594
ADOPTED

Graffigna Electric	\$1,972.96
Collins Electric Co.	2,133.00
Steiny & Mitchel, Inc.	4,000.00

The City Manager recommended that award be made to Graffigna Electric and on motion of Councilman Dow, Ullmann second, the City Council adopted Resolution No. 2594 awarding the contract for the Cherry Street Lighting District to Graffigna Electric for \$1,972.96.

ASSMT DIAGRAM The Council then approved the assessment diagram for the Cherry Street Lighting District by the adoption of Resolution No. 2595 on motion of Councilman Brown, Culbertson second.

SPECS -
STREET
SWEEPER

The City Manager presented specifications for a street sweeper, explaining they stipulated that the gutter broom be ahead of the front wheel. Experience has shown this prevents damage to the tires from glass and other street debris. The specs also call for a squeegee type of belt to move the debris into the hopper. Such a belt is very satisfactory and less expensive than other types. On motion of Councilman Culbertson, Dow second, the City Council approved the specifications for the street sweeper and authorized calling for bids thereon.

SPECS -
AIR COMPRESSOR

Air compressor specifications were then presented for Council consideration and were approved by unanimous vote on motion of Councilman Dow, Ullmann second, and calling for bids thereon authorized.

SPECS -
ROSE-LOCKEFORD
SANITARY LINE

City Manager Graves submitted plans and specifications for the sanitary sewer interceptor from Lodi and Orange Avenues to Lockeford and Hutchins Street, a major portion of which will be along Rose Street. This project is a portion of the Capital Outlay Program. On motion of Councilman Culbertson, Brown second, the City Council approved the plans and specifications for the Rose-Lockeford Sanitary Line and authorized calling for bids thereon.

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SPECS - Plans and Specifications for another Capital Outlay
DELORES-LLOYD Project, the Delores-Lloyd Street Storm Laterals,
ST STORM LINES were approved and calling for bids authorized on
motion of Councilman Brown, Dow second.

SPECS - Specifications for concrete pipe which will be used
CONCRETE PIPE for the Rose-Lockeford Sanitary Line and the Delores-
Lloyd Street Storm Laterals as well as future sub-
divisions were presented for Council approval. On
motion of Councilman Dow, Culbertson second, the
Council approved specifications for concrete pipe
and authorized advertising for bids thereon.

SPECS - The City Manager submitted plans and specifications
BALL PARK for the Lawrence Ball Park Sun Screen. Councilman
SUN SCREEN Culbertson moved that the plans and specifications
for the sun screen be approved and calling for bids
authorized. The motion was seconded by Councilman
Brown and carried.

RED ZONES AT Mr. Graves presented a request submitted through the
NEEDHAM SCHOOL Public Works Department by the Lodi Safety Council
CROSSWALKS and the principal of Needham School that the City
eliminate some curb parking at the school crosswalks
on Pleasant Avenue and Church Street adjacent to
Needham School to insure safer crossings for children
using these facilities. The Public Works Department
recommended the establishment of a red zone on the
west side of Church Street at the school crosswalk
and red zones on both sides of Pleasant Avenue at
the school crosswalk and the extension of the yellow
zone on the west side of Pleasant Avenue northerly
for 26 feet. On motion of Councilman Brown, Dow
second, the City Council adopted Resolution No. 2596
establishing red no parking zones at the school
crosswalks on Church and Pleasant Streets at Needham
School and extending to the north the yellow zone
on the west side of Pleasant Avenue as recommended.

JONES' The City Manager showed the Council revised plans
RECREATION for the Jones' recreation center building providing
CENTER BLDG sink, hot plate and cabinet area. The Council
requested that the plans be changed so that the sink,
hot plate and cabinets will be at the end of the
activities room rather than on one side. Other than
that, the plans are satisfactory and are to be com-
pleted and specifications drawn up for submission
to the Council.

ORDINANCES

REZONING ORDINANCE NO. 742, entitled "AMENDING THE OFFICIAL
SW CORNER OF DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING
FAIRMONT & LOT 3, GLENHURST PLACE UNIT NO. 1, TO BE IN THE R-3
CARDINAL LIMITED MULTIPLE FAMILY RESIDENTIAL ZONE," having
TO R-3 been introduced at the regular meeting of January 2,
1963, was brought up for passage on motion of
Councilman Ullmann, Brown second. Second reading
ORD. NO. 742 was omitted after reading by title, and the ordinance
ADOPTED was then passed, adopted and ordered to print by the
following vote:

AYES: Councilmen - BROWN, CULBERTSON, DOW,
ULLMANN and KATZAKIAN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

ADJOURNMENT On motion of Councilman Culbertson, Dow second, the
Council adjourned to January 30, 1963, 8:00 p.m.

Attest: *Beatrice Garibaldi*
BEATRICE GARIBALDI
City Clerk